

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8667 Alpine Associates Limited Partnership, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 7, 1966

ORDERED:

That the appeal for continuation of parking lot on lots 804 and 805 and permission to establish parking lot for five years at 727 - 6th St., N.W., lots 806 and 807, square 486, be conditionally granted.

From an inspection of the property by the Board and from the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) An inspection of the property by the Board was made on April 11, 1966.
- (2) The Board found that the lot was partially paved and there seemed to be damage to the contiguous buildings from automobile scraping.
- (3) Appellant's lots are located in an SP District.
- (4) Lots 806 and 807 have been used for parking lots without a permit.
- (5) All of the lots are narrow and deep, lots 804 and 805 having a width of 12.5 feet and lots 806 and 807 having a width of 16.8 feet. Each of the lots has a depth of 85 feet.
- (6) Appellant states that the lot will be used by persons who will purchase space for a month at a time. The lot will not be used by transient parkers.
- (7) The Department of Highways and Traffic offers no objection to the granting of this appeal.
- (8) No opposition was expressed at the public hearing to the granting of this appeal.

OPINION:

We are of the opinion that the establishment and continuation of this parking lot will not create any dangerous or otherwise objectionable traffic conditions, that the present character and future development of the neighborhood will not be adversely affected, and that the lot is reasonably necessary and convenient to other uses in the vicinity.

This Order shall be subject to the following conditions:

- (a) Permit shall issue for a period of five years, but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- (b) Appellant shall install bumper stops adjacent to all contiguous walls.
- (c) All areas devoted to driveways, access lanes and parking areas shall be paved with materials which form an all-weather impervious surface.
- (d) The lot shall be so designed and such structures shall be erected that no vehicle or any part thereof shall project over any lot line or onto public space.
- (e) All parts of the lot shall be kept free of refuse and debris and shall be paved, all parking areas and driveways.
- (f) No other use shall be conducted from or upon the premises and no structures other than an attendant's shelter shall be erected or used upon the premises unless such use or structures are otherwise permitted in the zoning district in which the parking lot is located.
- (g) Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

The Board reserves the right to direct revocation of the occupancy permit upon a proper showing that any terms or conditions of this Order have been violated.